

## 4 Homeroose House

Cottage Grove, Southsea, Hampshire, PO5 1DU



**PRICE: £75,000**

**Lease: 99 years from 1984**

### Property Description:

#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO COMMUNAL GARDEN AREA**

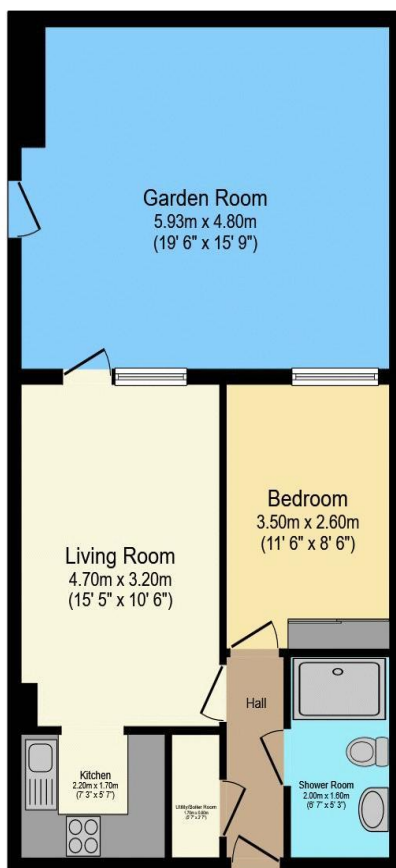
Homeroose House was constructed by McCarthy & Stone (Developments) Ltd and comprises 52 properties arranged over 4 floors each served by lift. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency.

For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding 'Event Fees' that may apply to this property.

- Residents' lounge
- Communal Laundry
- 24 hour emergency Appello call system
- Cable & Wireless (additional fees apply)
- Minimum Age 60
- Guest Suite
- Visiting Development Manager
- Lift to all floors
- Lease 99 years from 1984

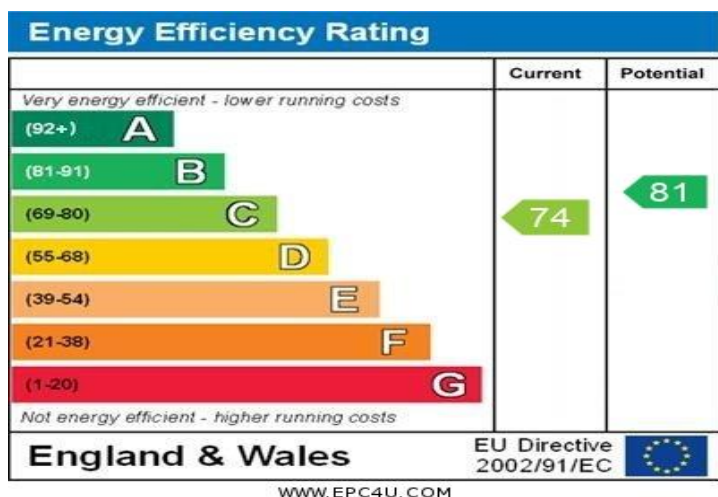


**For more details or to make an appointment to view, please contact  
Miss Kalise Bucknell**



Total floor area 67.6 sq.m. (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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**For Financial Year Ending:**

**31/08/25**

**Annual Ground Rent:**

**£454.50**

**Ground Rent Period Review:**

**2028**

**Annual Service Charge:**

**£2577.26**

**Council Tax Band:**

**A**

**Event Fees:**

**1% Transfer  
0% Contingency**

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